006.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,200 / 976,200
					USE VALUE:	976,200 / 976,200
					ASSESSED:	976,200 / 976,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENTO DENNIS M/TRUSTEE
Owner 2:	DENNIS M BENTO LIVING TRUST &
Owner 3:	CAMPBELL ELAINE M
Street 1:	12 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENTO DENNIS M & -
Owner 2:	CAMPBELL ELAINE M -
Street 1:	12 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,444 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2751 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6444.000	480,400	5,100	490,700	976,200
Total Card	0.148	480,400	5,100	490,700	976,200
Total Parcel	0.148	480,400	5,100	490,700	976,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.84 | /Parcel: 354.8

Legal Description

User Acct 5363

GIS Ref

GIS Ref

Insp Date 11/24/17

Entered Lot Size

Total Land:

Land Unit Type:

!568!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,400	5100	6,444.	490,700	976,200	976,200	Year End Roll	12/18/2019
2019	104	FV	370,300	5100	6,444.	521,300	896,700	896,700	Year End Roll	1/3/2019
2018	104	FV	403,800	5100	6,444.	380,300	789,200	789,200	Year End Roll	12/20/2017
2017	104	FV	378,000	5100	6,444.	331,200	714,300	714,300	Year End Roll	1/3/2017
2016	104	FV	378,000	5100	6,444.	282,100	665,200	665,200	Year End	1/4/2016
2015	104	FV	335,500	5100	6,444.	276,000	616,600	616,600	Year End Roll	12/11/2014
2014	104	FV	335,500	5100	6,444.	226,900	567,500	567,500	Year End Roll	12/16/2013
2013	104	FV	349,600	5100	6,444.	215,900	570,600	570,600		12/13/2012

PRINT

Date	Time
12/10/20	16:20:05

LAST REV

Date	Time
01/23/18	10:32:54

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 568

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENTO DENNIS M	63535-86		4/28/2014	Convenience	1	No	No		Dennis Bento conveys his interest only into a
BENTO DENNIS& M	63234-144		1/31/2014	Family	265,000	No	No		
CAMPBELL CATRIO	62973-190		11/25/2013	Family	1	No	No		
BENTO ANTONIO M	62952-577		11/20/2013	Estate/Div		No	No		
	10664-365		10/15/1964			No	No		Amtonio M Bento dod 6/29/2012

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2001	552	Siding	14,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	Inspected	PH	Patrick H
11/3/2017	Info At Door	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
12/4/2001	External Ins	PM	Peter M
10/27/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5363
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6444		Sq. Ft.	Site		0	80.	0.95	1									490,656						490,700	

Total AC/HA: 0.14793 | Total SF/SM: 6444 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 490,656 | Spl Credit | Total: 490,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05478024
Const Adj.:	1.00739920
Adj $ / SQ:	180.639
Other Features:	118250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696266
Depreciation:	215843
Depreciated Total:	480424

COMMENTS

UAT 50% PER OWNER ATC LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

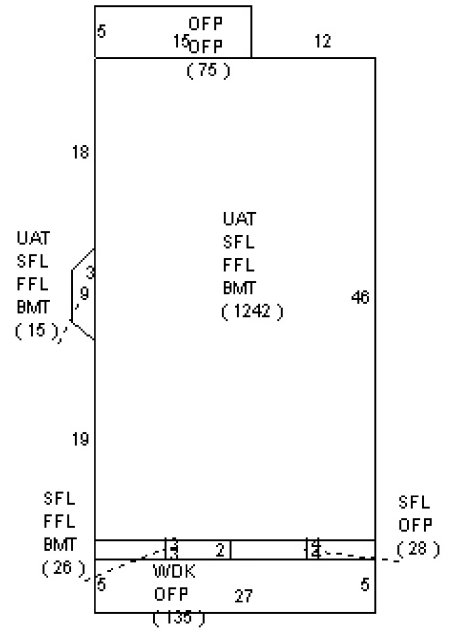
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.64
Special Features:	0	Val/Su Net:	103.56
Final Total:	480400	Val/Su SzAd	185.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,311	180.640	236,818
BMT	Basement	1,283	54.190	69,528
FFL	First Floor	1,283	180.640	231,760
UAT	Upper Attic	314	99.350	31,221
OFP	Open Porch	313	21.930	6,865
WDK	Deck	135	13.510	1,823

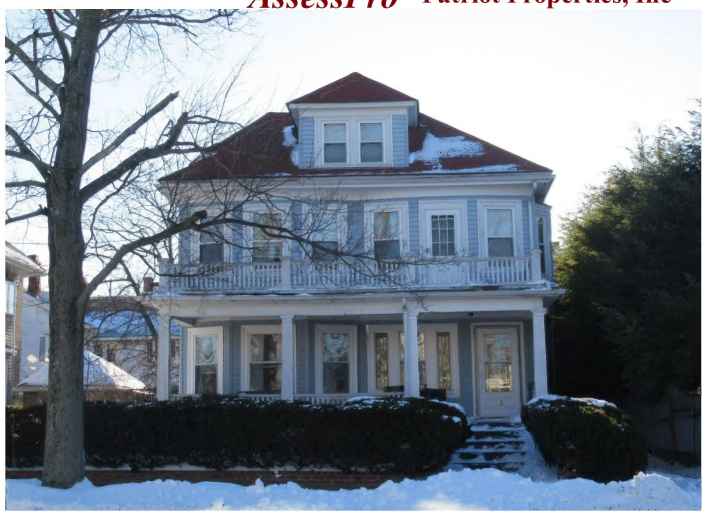
Net Sketched Area:	4,639			Total:	578,015
Size Ad	2594	Gross Are	5582	FinArea	2751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100